

Approved January 15, 2015

**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES**

November 12, 2014, 7 P.M.

SETH VENTRESS BUILDING, MARSHFIELD

ATTENDANCE

CPC Members Present: Brian Wall, Bill Ivey, Kerry Richardson, Kevin Cantwell, Tom Whalen.

Absent: Tim Russo.

Others in attendance: Otis Carney, Norma Haskins, Don MacAleer.

1. Call to Order

2. Historical Commission/Daniel Webster Law Office

- Historic Commission Chair Otis Carney said the Daniel Webster Law Office project has run into funding shortages due to the building structure exceeding the acceptable code size and requiring increased phase one costs for a new foundation, and in phase two, extra costs to remove and rebuild the fireplace.
- Brian Wall said the application deadline has come and gone.
- Otis Carney said the money has to be there and he will go to the selectmen. He said the project has been nothing but a headache and he wants it done, the frost platform was an unforeseen cost.
- Tom Whalen said there will be additional costs beyond what he is quoting.
- Tom Whalen said he wants to know more accurate figures and explained that due to the adoption of international building codes there are many changes.
- Brian Wall said he will call Rocco Longo to discuss the extra funds needed.
- Tom Whalen said he does not think \$10,000 will be enough.

3. Request from Trails Committee

- Tom Whalen provided a review of the Trails Committee goals of mapping open space/recreation land in town, providing a handicap accessible trail, and developing maps and signs marking trails.
- Tom Whalen asked for a CPC commitment of \$2,500 out of administrative funds to help match a state grant for mapping trails. Conservation also committed \$2500, the project is estimated at \$10,000 and the grant asks for a 50% match.

MOTION: Brian Wall made a motion to approve committing \$2,500 out of CPC administrative funds to help with a match for a state DCR Trails grant. Second by Bill Ivey. Yes: Tom Whalen, Bill Ivey, Kevin Cantwell, Kerry Richardson, Brian Wall. Absent: Tim Russo.

4. Pre-Applications

Harbor Park

- Brian Wall said Mike DiMeo still hasn't had engineering plans done yet for Harbor Park, boardwalk. He said it would be cheaper to go over the water.
- Tom Whalen said he will probably need to put the boardwalk on pilings.
- Tom Whalen said for \$2 million we could probably just expand the road.
- Kerry Richardson said he would like to give him the opportunity to present more information to the committee, engineering study, and grants. Kerry Richardson asked if \$500,000 is even realistic.
- Tom Whalen said he would like to see the engineer provide a couple of options.

Beach Master Plan

- Tom Whalen asked what the actual price will be for the beach master plan study and what it will involve.
- Brian Wall said he sent out a Request for Qualifications (RFQ) to three engineering firms to do the work for the beaches and senior center, and the scope of the beach proposal is to evaluate the five beaches for recreation opportunities, additional land, bath houses, etc.
- Brian Wall said he hopes for a quick synopsis from the consultants on costs.
- Kerry Richardson asked if this could be paid out of administrative funds.

Housing Coordinator

- Tom Whalen said there are sufficient funds in this account to pay for the coordinator's salary for the next two years so CPC should not fund this.

MOTION: Tom Whalen made a motion to not move forward the Housing Coordinator preapplication request for \$65,000 due to sufficient funding in the account. Second by Bill Ivey. Yes: Tom Whalen, Brian Wall, Bill Ivey, Kevin Cantwell, Kerry Richardson. Absent: Tim Russo.

Winslow House Roof

- Brian Wall asked if the Historical Commission can oversee the 1699 Winslow House Roof Repair.
- Kerry Richardson said that the Winslow House should provide financial documents.
- Tom Whalen said they should also explain where the revenue from the sale of a piece of furniture went as well as a breakdown of the requested \$70k.

Marshfield Hills Cemetery

- Brian Wall said the CPC will view trees at Marshfield Hills Cemetery and needs a breakdown of actual costs.
- Tom Whalen said the price requested will go down, the \$300k is just for stonework, and there is ongoing discussion with DPW on increasing maintenance.
- Tom Whalen said the Cemetery Committee will do a semi-annual plan under the DPW budget, they have not funded cemetery maintenance yet they are historical to the town.
- Brian Wall said they may be historical to the town but who goes to walk there?

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- Bill Ivey said more money needs to be put into the DPW.
- Tom Whalen said the town has a moral obligation to keep these cemeteries intact.
- Brian Wall said but at what cost?
- Kerry Richardson said in Europe cemeteries show pride of ownership.
- Brian Wall said the cemeteries should pay for themselves.

Winslow School House

- Brian Wall said for the Winslow School House project, the Historical Commission should oversee or a condition of grant agreement should be in place, and a project manager should be budgeted for.
- Tom Whalen said prevailing wages will need to be used.

Town Clerks Books

- Brian Wall said the Historic Commission needs to deem the town clerk records historic for them to be approved.

Pratt House

- Brian Wall said the Pratt House project will need a detailed breakdown of costs.
- Tom Whalen said the town can't lease out a building that is hazardous.
- Brian Wall asked if the project is contingent on leasing the house?
- Tom Whalen said he is not sure and that there will be between \$100-125k per year of in kind work.

Senior Center Athletic Center

- Tom Whalen said the location for the athletic facilities at the Senior Center should be by the baseball fields.

Pratt Trails

- Brian Wall said CPC needs to see the Pratt Trail designs from the engineers and he is concerned over the lack of written agreement from CVS on parking.

DWS Playground

- Tom Whalen asked when was the prior playground taken down? Need detailed sources of funding and project.
- Tom Whalen said if the playground has been down for more than two years CPC can't use funds to restore it, CPC can only use funds for equipment.

5. Affordable Housing Update

- Kerry Richardson said there were 11 applicants to the MHOPP 9 grant program, four of the 11 qualified, zero were eligible for funding.
- Kerry Richardson said affordable housing should structure a program for working people using available property.

6. Open Space Update

- Tom Whalen said Conservation started the Open Space group.

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7. Next Meeting

- Brian Wall said there will be two December meetings to meet with the applicants moving forward, Dec. 10 and Dec. 17.

MOTION: Brian Wall made a motion to adjourn the meeting. Motion second by Kerry Richardson. All in favor.

Open Meeting Adjourned at 10:30 p.m.

Respectfully submitted,

Carolyn Shanley